

City Council
Atlanta, Georgia

02-0 -2177

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-85
DATE FILED: 11-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **579 North Highland Avenue, N.E.** be changed from the **R-4 (Single-Family Residential)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **15** of the **14th** District, **Fulton** County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-2

11-13-2002 06:14AM FROM

TO

11/13/2002 11:44AM

LEGAL
DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.20 ACRES,
LYING AND BEING IN LAND LOT 15 OF THE 14TH DISTRICT OF
FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULAR
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN RIGHT OF WAY OF
NORTH AVENUE AND THE INTERSECTION OF THE EASTERN
RIGHT OF WAY OF NORTH HIGHLAND AVENUE:

THENCE 287.09 FEET SOUTH ALONG THE EAST RIGHT OF
WAY OF NORTH HIGHLAND AVENUE TO THE TRUE POINT OF BEGINNING,
A PUNCH HOLE IN CONCRETE.

THENCE SOUTH 88 DEGREES 58 MINUTES 26 SECONDS EAST
A DISTANCE OF 175.01 FEET TO AN IRON PIN.

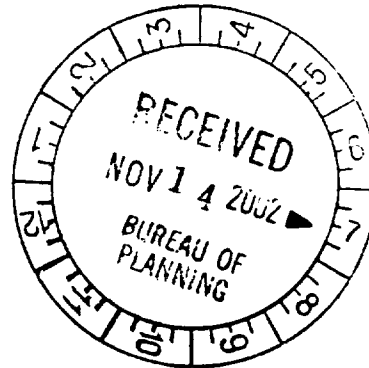
THENCE SOUTH 0 DEGREES 00 MINUTES 52 SECONDS WEST
A DISTANCE OF 80.60 FEET TO AN IRON PIN.

THENCE NORTH 89 DEGREES 06 MINUTES 17 SECONDS WEST
A DISTANCE OF 175.01 FEET TO A PUNCH HOLE IN CONCRETE.

THENCE NORTH 0 DEGREES 01 MINUTES 15 SECONDS EAST
A DISTANCE OF 81.00 FEET TO A PUNCH HOLE IN CONCRETE AT THE
TRUE POINT OF BEGINNING.

SAID PARCEL AS SHOWN ON A PLAT OF SURVEY DATED
JANUARY 26, 2002 BY STEVE B. HANNINGS R.L.S. #2/42

SAID PARCEL KNOWN AS 379 NORTH HIGHLAND AVENUE OR
THE NORTH HALF OF LOT 3 BLOCK 14 COPENHILL SUBDIVISION,
CITY OF ATLANTA, GEORGIA. REFERENCE PLAT BOOK 6 PAGE
197.



TOTAL P.02